

**AGENDA
Zoning Board
Borough of Rumson
August 20, 2019
7:30 P.M.**

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. (RESCHEDULED TO SEPTEMBER 17, 2019 MEETING)The application of **Garth Hagner**, 10 Warren Street (Block 137, Lot 14.02, R-5 Zone) to construct a new two-story front addition, new side entry and enclose rear screened porch. In addition, the property is proposed to be elevated and retaining walls installed at the existing premises. The property is currently non-conforming in Interior Lot Shape 34 feet Required; 33.9 feet Existing. The residence is currently non-conforming in Minimum Side Setback one side 8 feet and total of 18 feet Required; one side 6.8 feet and total of 15.4 feet Existing, Rear Setback 50 feet Required; 47.9 feet Existing, Maximum Lot Coverage 3,988 sf. Permitted; 8,477 sf. Existing and the existing Air condition unit Side Setback 5 feet Required; 3.6 feet Existing. New construction will create non-conformities Maximum Building Coverage 2,101 sf. Permitted; 1,765 sf. Existing; 2,595 sf. Proposed, Maximum Floor Area 3,500 sf. Permitted; 2,497 Existing; 3,610 sf. Proposed and Retaining Wall Side Setback 5 feet Required; 1 foot Proposed. In addition new construction will reduce the lot coverage non-conformity Maximum Lot Coverage 3,988 sf. Permitted; 8,477 sf. Existing; 5,910 sf. Proposed.

2. XL Holdings, LLC (Val's Tavern), application to amend Preliminary and final Major Site Plan approval by Resolution dated April 17, 2018 for the property located at 123 East River Road. The applicant previously approval to install an enclosed outdoor café seating area at Val's Tavern restaurant. Additionally, the applicant proposed to restripe the parking lot and renovate the interior of the restaurant, increasing restaurant and bar seating. The applicant is requesting to amend the major site plan approval to construct a raised enclosed outdoor café seating area, enclose part of the building, construct a vestibule area, and renovate the interior of the restaurant to increase seating. Additional site improvements are also proposed. The existing restaurant is a conditionally permitted use, which does not conform to the conditional use standards. The property is located in the GB General Business Zone shown on the Borough of Rumson Tax Map as Block 59, Lot 9. T & M Associates July 26, 2019 Completeness Review, Engineering and Fee Determination letter details the variance relief required.

ADMINISTRATIVE:

Approval of July 16, 2019 Minutes

Approval of August 20, 2019 Resolution:

Little Silver Investors, LLC, 3 Maplewood Avenue (Block 50 Lot 12, R-6 Zone)

State Shorthand Reporting Service